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2ND & JOHN

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PROJECT INFORMATION

PROJECT DESCRIPTION

Address: 200 2nd Ave W., Seattle, WA 98119
Parcel: 198920-0880
Zoning: NC3-65
Overlay: Uptown (Urban Center Village)
Frequent Transit: Yes
Other: 40% Slope/Archaeological Buffer
Base Far: 4.75 (Mixed-Use) / 4.25 (Any Single Use)
Lot Size: 14,314 SF
Bldg Max Ht: 65'-0"
Amenity Area: 5% Residential Use
Green Factor: > 0.5
Parking: Not Required (Urban Village)

LEGAL DESCRIPTION

Parcel Number: 198920-0880

Lots 7 and 8, Block 17, D.T. Denny's waterfront addition to the city of Seattle, according to the plat thereof recorded in volume 2 of plats, page 61, in King County, Washington;

Except that portion of lot 7 taken for public roadway in King County superior court cause number 78943.

REQUIREMENTS FOR NC3-65 ZONE

Uptown (Urban Center Village)

Potential Use: (23.47A.004) some permitted examples
(Residential, Live-Work units, General Sales/Service, Restaurants, Offices)

Street-Level Uses: (23.47A.005)
2nd Ave W & W John St are not designated pedestrian corridors

Street Development Standards: (23.47A.008)

Blank facades permitted:
No segment wider than 20' between 2' and 8' above the sidewalk
Total blank façade <40% of width

Street-level street-facing façades shall be located within 10' of the street lot line. Unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Transparency required: 60% for non-residential uses between 2' and 8' above the sidewalk

Depth of non-residential: Average 30 ft Minimum 15 ft
Height of Non Residential: Minimum 13 ft floor-to-floor

At least one of the street-level street-facing façades containing a residential use shall have a visually prominent entry

Required parking: (SMC 23.54.015)
Office: No Minimum requirement (line I, table A 23.54.015)
Commercial (general sales/eating and drinking): No minimum requirement (line I, table A 23.54.015)
Residential: No minimum requirement (line L, table B 23.54.015)

Parking location and access: (23.47A.032)
If alley access is not available, access is permitted from the side street when lot abuts two or more streets.

Accessible parking requirements: (SBC 1106)
1-25 Stalls: 1 Accessible Stall 1 Van Stall
26-50 Stalls: 2 Accessible Stalls 1 Van Stall
51-75 Stalls: 3 Accessible Stalls 1 Van Stall

Required landscaping: (23.47A.016)
Seattle green factor score of .30 or greater

Structure height: (23.47A.012.A.2)
Max. Allowed: 65 feet
Projections allowed above height limit:
parapets, guardrails, elevator overruns, etc.

Average grade calculations -
Average grade height – calculated using the midpoint of property line, assuming building has 0 lot line:= 39.68

Floor area ratio: (SMC 23.47A.013) –
Lot Area: 14,314 SF
Base FAR: 4.75 (Mixed-Use) / 4.25 (any single use)

Floor area exemptions:
SMC 23.47A.013D: Gross area below grade

Residential amenity area: (23.47A.024)
5% of gross building area in residential use

Solid waste calculation: (23.54.040)
Residential: (78 Units = 471 SF)
Non Residential: (1-5,000 SF = 82 SF)
Total Req: 553 SF

PARKING & ACCESS

Required Parking: (23.47A.030)
No requirement in Urban Center Village

Dwelling Units: 78
Live/Work Units: 2

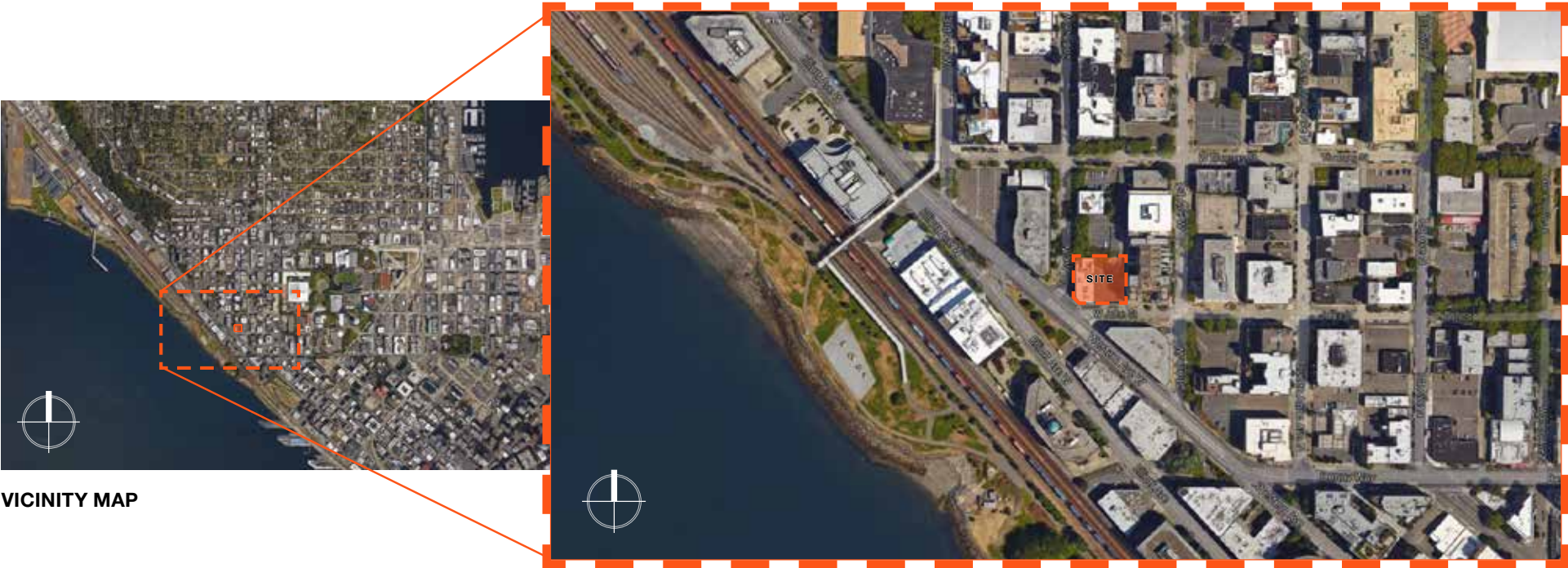
Parking spaces provided: 70 / 78 Dwelling Units
= Parking factor of .90

Garage parking spaces provided: 70

Bicycle parking
240 SF of bicycle parking (20+ bike stalls)

Required (23.54.015)
Residential - 78 Units / 4 = 20 Stalls
Commercial - 1 Per 12,000 SF = 1 Stall

20 Stalls Required, 20+ provided



VICINITY MAP

NEIGHBORHOOD MAP

DEVELOPMENT GOALS

The owner's aim is to create a market rate rental community that appeals to a wide range of Queen Anne neighborhood residents. The development will be designed in keeping with the specific character of the surrounding neighborhood context in its architectural elements, building scale, and massing. We are committed to using quality, long-lasting materials, and an aesthetic design that appeals to and blends with the neighborhood.

The proposed building is a 78-unit, five-level wood frame over two-level concrete. The design will include live-work units on the ground level and 70 stalls in the parking garage accessed via 2nd Ave W.

Proposed Building Summary:

* FAR Building Area: 67,943 SF

* Residential Unit: 78 Units

* Parking: 70 Parking Stalls

FLOOR AREA RATIO

Floor area ratio calculations: (23.47A.013)

Max. FAR for total of Mixed-Use structure: 4.75

Lot Area: 14,4314 sq ft

14,314 sq ft x 4.75 = 67,992 sq ft Allowable FAR

Gross Areas:

Parking Level 1: Underground Story (Exempt)

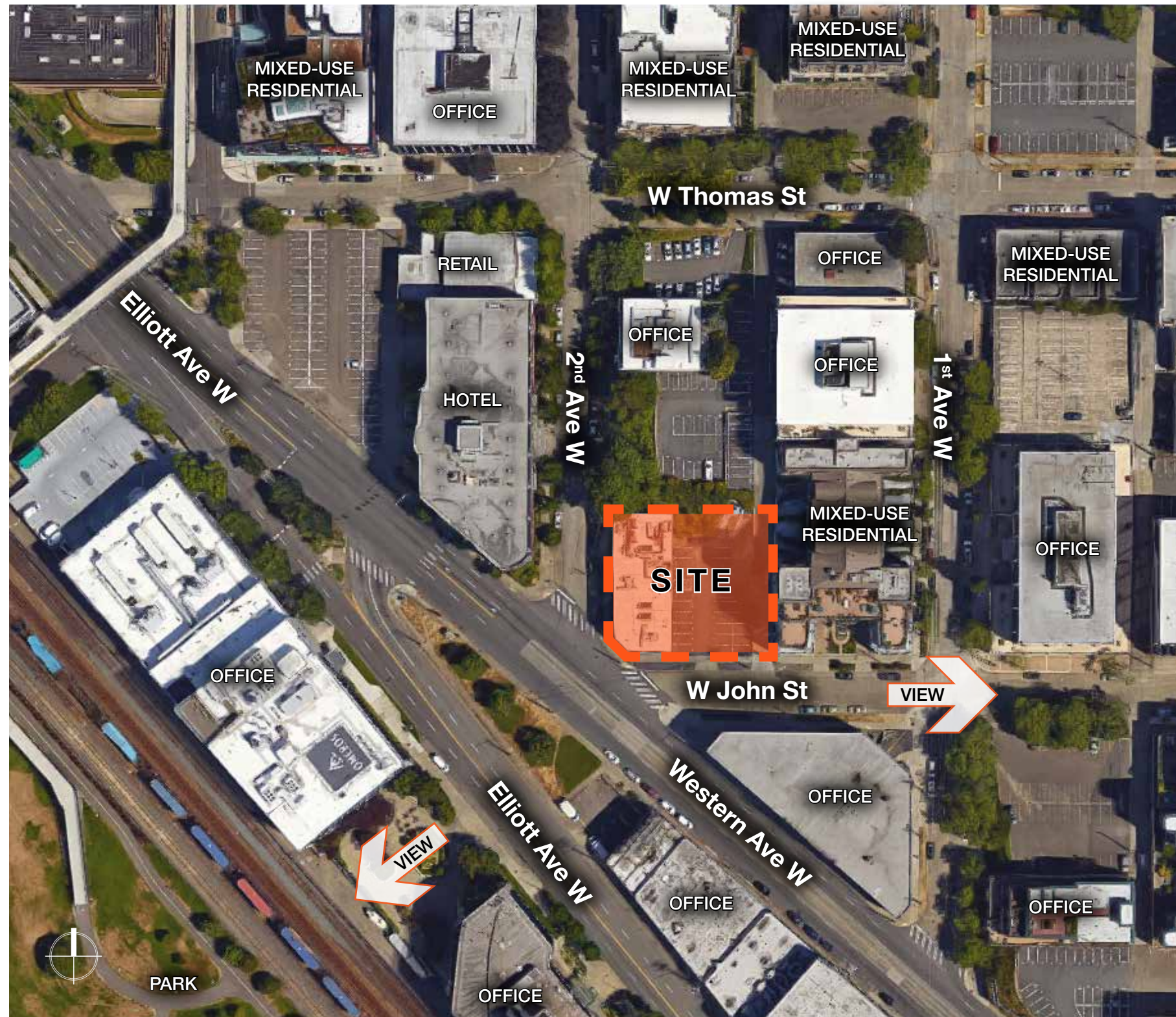
Level 1: Partially Underground Story = 4,370 SF

Level 2: Partially Underground Story = 6,666 SF

Levels R3 – R7: 11,410 SF X (5 Levels) = 56,825 SF

Total Gross Floor Area = 67,943 SF

67,943 SF (Provided) < 67,992 (Allowable) = OK



9 - BLOCK MAP

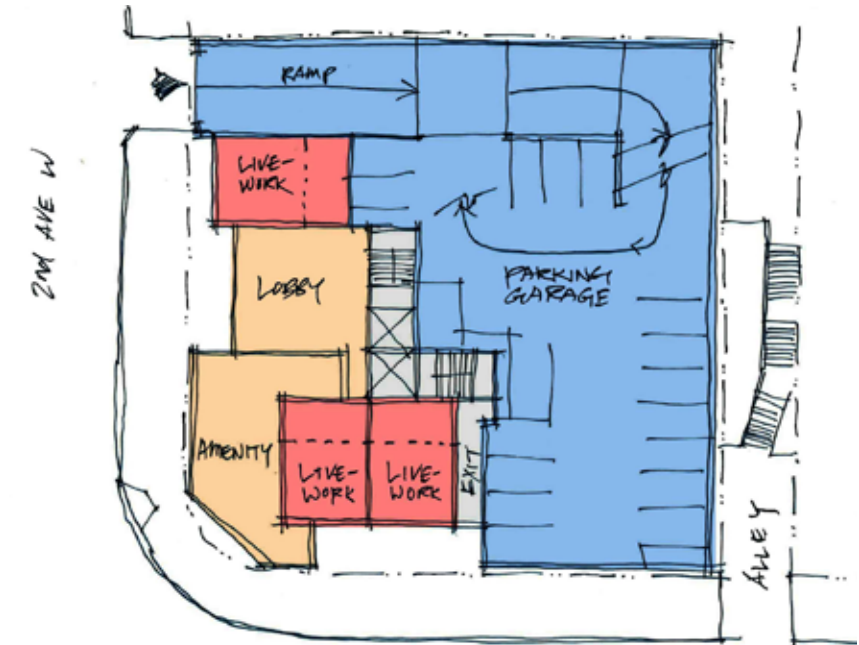


EXISTING STREETSCAPE

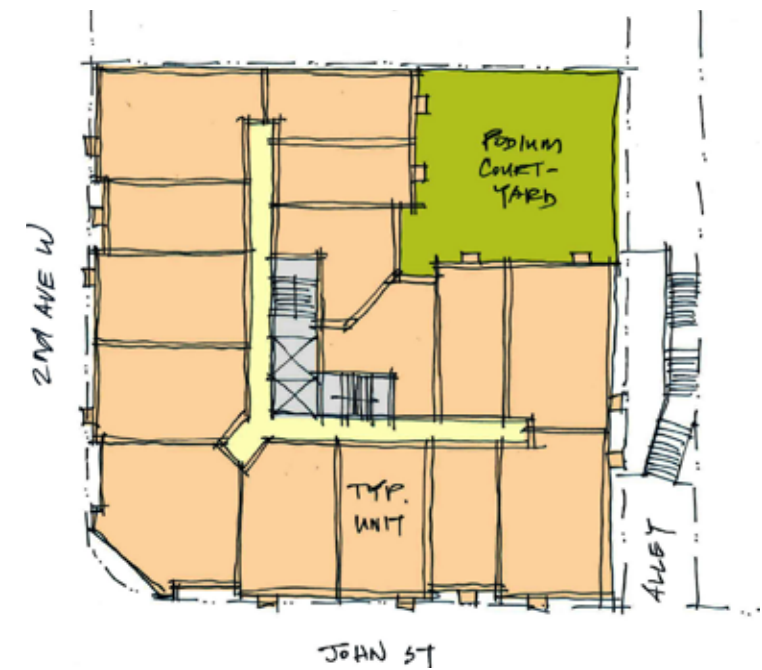
PREFERRED DESIGN OPTION 3 FROM EDG PACKET



MASSING PLAN



GROUND FLOOR PLAN



TYP. RESIDENTIAL FLOOR PLAN

Images from 4/24/2015 EDG packet page A19 and A20 prepared by Studio Meng Strazzara.

EDG BOARD RECOMMENDATIONS – 5/6/2015

SUMMARY OF RECOMMENDATION RESPONSES

1. Massing – (CS2-B, DC2-C)
Board supported massing Option 3 as it provided the best response to the context.

A. Recommended a more dynamic façade expression with visual interest in line with warehouse loft idea (CS2-B, DC2)

B. Recommended applicant find ways to express corner with less static expression (CS2-III, CS2-B, DC1-A)

C. Suggested more depth of façade with modulation and secondary architectural elements (DC2-I-iii, DC2-C, DC2-D, DC2-E)
2. Uses at Street Level and Relationship to Grade – (PL2-I-i, PL2-II-i, DC1-I-ii, DC2-C, DC2-E)
Board supported relationship of street facing uses to the street which convey a clear expression of program

A. Recommended design of L/W units articulate the program (PL3-A, DC2-E)

B. Suggested providing possibility of combining units into a larger future retail space (PL3-B-3)

C. Suggested exploring individual walkways to L/W units set back from sidewalk (CS2-I-i, PL2-II-ii, PL3-A-3)
3. Vehicular Access – (DC1-V, DC2-A, DC2-B, DC2-C)
Board endorsed vehicular access from 2nd Ave W provided frontage on W John St be activated

A. Suggested a different use along W John St to activate the frontage (DC1-V, DC2-A, DC2-B, DC2-C)
4. Private Patio and Relationship to Adjacent Context – (PL2-II-ii, PL3-B-I, DC1-VI)
Board supported private patio location, suggested private patio enhance alley pedestrian environment

A. Recommended exploration of a pedestrian connection with alley stair (PL2-II-ii, PL3-B-I, DC1-VI)
5. Blank Wall – (CS2-D-5, DC1-II)
Board supported design direction / façade treatment for the north blank wall (CS2-D-5, DC1-II)
6. Materials – (DC2-I-iii, DC4-A-I)
Board endorsed quality of materials proposed, IE brick, consider durability, detailing

A. Recommended development of cladding concept with a horizontal break, in line with warehouse loft idea, due to vertical expression elongating massing (DC2-I-iii, DC4-A-I)

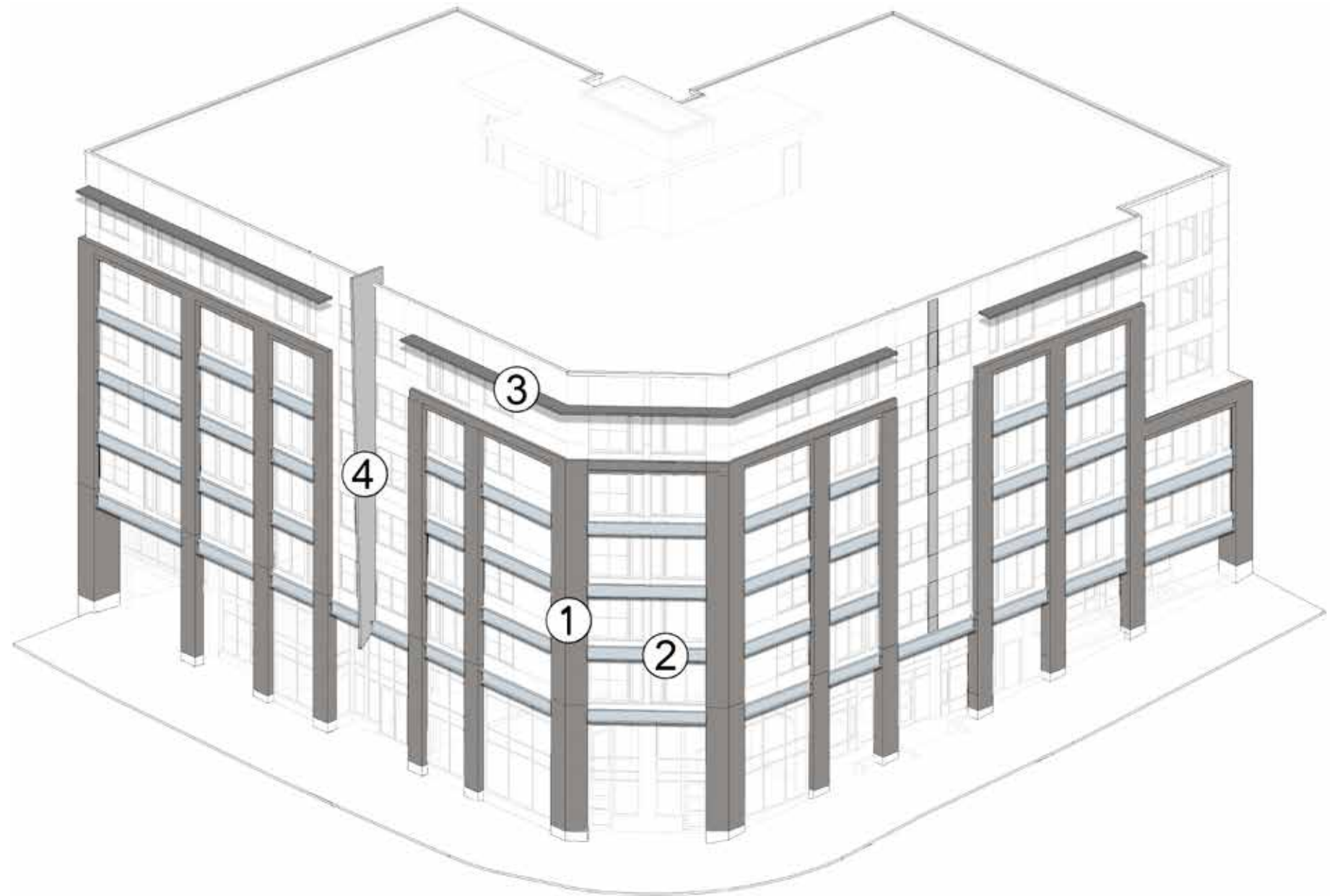
CONCEPT

The expression of the building's exterior is intended to embrace the neighborhood context of utilitarian loft and warehouse architecture. This is achieved by reinterpreting and incorporating elements familiar to the vocabulary in ways that are appropriate to this residential building type.

- ① **ARCHITECTURAL FRAME**
Primary vertical elements expressed with brick pilasters.
- ② **ARCHITECTURAL FRAME**
Secondary elements expressed with horizontal bands bordered with projections, creating shadow lines at floor and window/door heads.
- ③ **CORNICE**
Discontinuous architectural frame at top floor, accentuated with horizontal 'eyebrow' sunshade, defines building cornice.
- ④ **FOCAL POINTS**
Vertical breaks in the architectural frame visually connect the facade from cornice to building entries, defined further with contrasting vertical elements.



WAREHOUSE LOFT - CONTEXT EXAMPLES



CONCEPT IMAGE



CONCEPT IMAGE

- ⑤ **BALCONIES**
Lightweight Balconies cantilevered from the architectural frame provide shade, weather protection and outdoor space, activating the façade and providing residential use markers.
- ⑥ **CANOPIES**
Street level canopies providing pedestrian weather protection and shade are varied to accentuate building entries and respond to sidewalk grade.



WAREHOUSE LOFT - CONTEXT EXAMPLES

MASSING

A. BUILDING FAÇADE

Provide a more dynamic façade expression for the building, with visual interest in line with warehouse loft idea presented.

Seattle Guidelines:

CS2-B. Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces, in the surrounding area. CS2-B Adjacent sites, Streets, and Open Spaces. Site characteristics and connections to the street.

DC2-C Architectural Concept - Unified and functional design, fits well on the site, within its surroundings. Secondary Architectural Features, visual depth and Interest: incorporate balconies, canopies, awnings decks or other elements. Use detailing at the street level to create pedestrian interest, active street life.



Response:

The site is on the edge of lower Queen Anne Uptown neighborhood in an NC3-65 zone facing C2-40 and DMC-65 warehouses and office buildings. The lot is surrounded by ROWs, 2nd to the west, Western to the SW, John to the south and an alley to the east.

- The vertical structure of the building is emphasized by brick facing
- The brick facade is held down at the top level to strengthen the buildings proportion and warehouse feel, providing a “loft expression” to the units at the top
- The adjoining facades of 2nd and John have a break in the brick at the residential entries for identification and wayfinding while harmonizing the façade
- The canopies reinforce the rhythm of the façade by inserting an awning shaped canopy at the residential entries
- Balconies provide comfort and safety for the pedestrian looking for those entries
- The balconies are made deeper as well as lengthened increasing the sense of depth and stronger visual interest across the building facades



① MASSING VIEW OF SOUTH ELEVATION



② SOUTHWEST MASSING VIEW FROM SOUTHWEST CORNER



③ SOUTHWEST CORNER

B. CORNER EXPRESSION

Express the corner, providing a less static expression.

Uptown and Seattle Guidelines:

CS2-III Corner Lots - Address the corner, promote activity, with entrances.

CS-2 BA- Adjacent sites, Streets and Open Spaces – site characteristics, connections to the street.

DC1-A 1 - Arrangement of Interior Uses – Visibility, uses and services used by public placed along street front.



KEY TO VIEWS

Response:

There is a break in the line of office buildings to the SW for views of Elliot Bay and the Cascades. In addition the 3 surrounding streets meet at this corner. Due to this the SW façade, which is the building corner, becomes a small but very prominent façade.

- *The building corner at this point is strengthened by wrapping the brick facing around it*
- *The SW “corner” facade contains 2 live/work units at grade for street activation*
- *Entries are covered with a continuous painted steel canopy which gives continuity to the corner*
- *Canopies provide pedestrian protection and cover for window shopping*
- *Above, the balconies now extend from column to column, and the units have continuous glazing across the corner to access the views and provide stronger corner element*
- *The street landscape perimeter will be low across the front to define the curb for protection but not hide any views for the pedestrian*
- *Planters between live/work entries will separate units and provide way finding*



④ CORNER VIEW FROM ABOVE

C. MODULATION

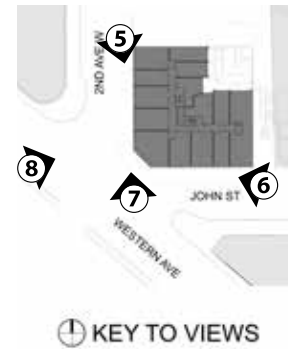
More façade depth, modulation with secondary architectural elements.

DC2-I-iii – high quality urban infill, relationships with adjacent buildings, consistent street wall, engage sidewalk, durable materials, distinct residential and commercial components.

DC2-C – Secondary Architectural features, visual depth and interest, through canopies, balconies, awnings, decks, detail at street level, active street life.

DC2-D-Scale and Texture, fine grain scale (texture) at street level and pedestrian areas.

DC-2-E-Form and Function, legibility and flexibility, balance between the two in the building, readily determine the primary functions from the exterior, easy to access and understand, while remaining flexible to remain useful over time, as programs evolve.



⑥ MODULATION AT STREET LEVEL ALONG JOHN ST



⑦ MODULATION AT STREET LEVEL LOOKING NORTH ON 2ND AVE W

Response:

- Strong vertical brick “columns” provide a textural element
- Modulation in the pattern gives a dynamic quality to the elevation and emphasis to the residential entry/exits
- Smooth flat panel siding at the top floor sets the wall back from the brick for added building depth
- Wider/deeper balconies strengthen the sense of depth and modulation while providing a more useful residential scale element
- Dark balconies enhance movement and spots of interest across the façade
- The simplified window expression and darkened “window” areas between lighter horizontal elements strengthens the “warehouse” emphasis and building ‘middle’



⑤ MODULATION AT STREET LEVEL ALONG 2ND AVE



⑧ WEST EXTERIOR MODULATION

USES AT STREET LEVEL

Uses at Street Level and Relationship to Grade:

Convey clear expression of the program through the relationship of all street facing uses to the street, PL2-I-i Prominent Entrances supported by design, detailing, materials and landscaping, PL2-II-I Pedestrian friendly entrances clearly discernable, DC1-I-ii Preferred Alley access with parking located below grade, DC2-C Secondary architectural features, DC2-E Form and function of building use legibility and flexibility.

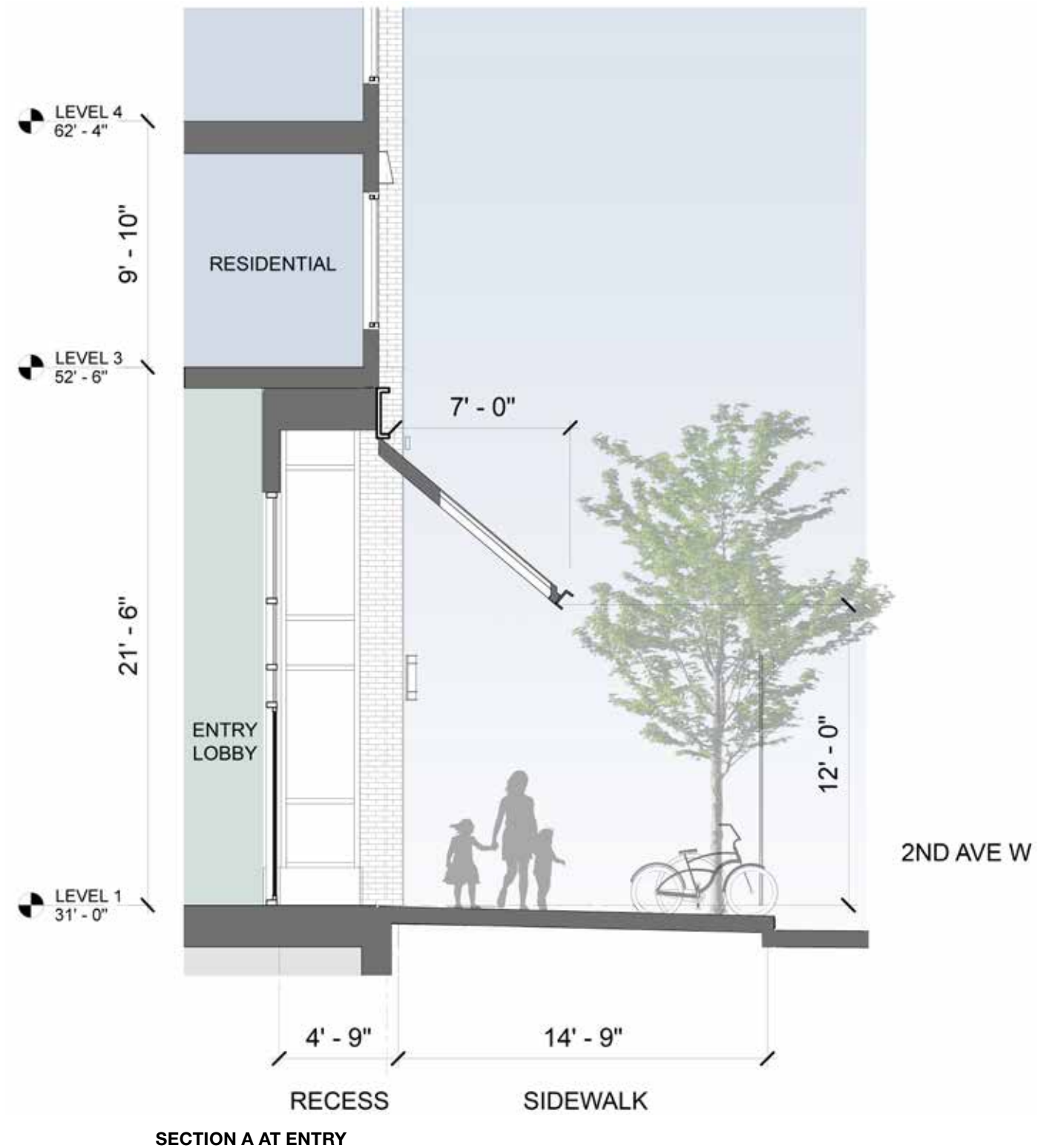
Response:

- Awning highlights and protects residential entry
- Prominent wedge sign provides wayfinding to residential entry
- Extensive glazing at the lobby / leasing spaces activate the street frontage on 2nd Ave W



⑨

KEY TO VIEW AND SECTION



⑨ STREETSCAPE AT RESIDENTIAL ENTRY

A. LIVE/WORK UNITS

Design of Live/Work to articulate the program

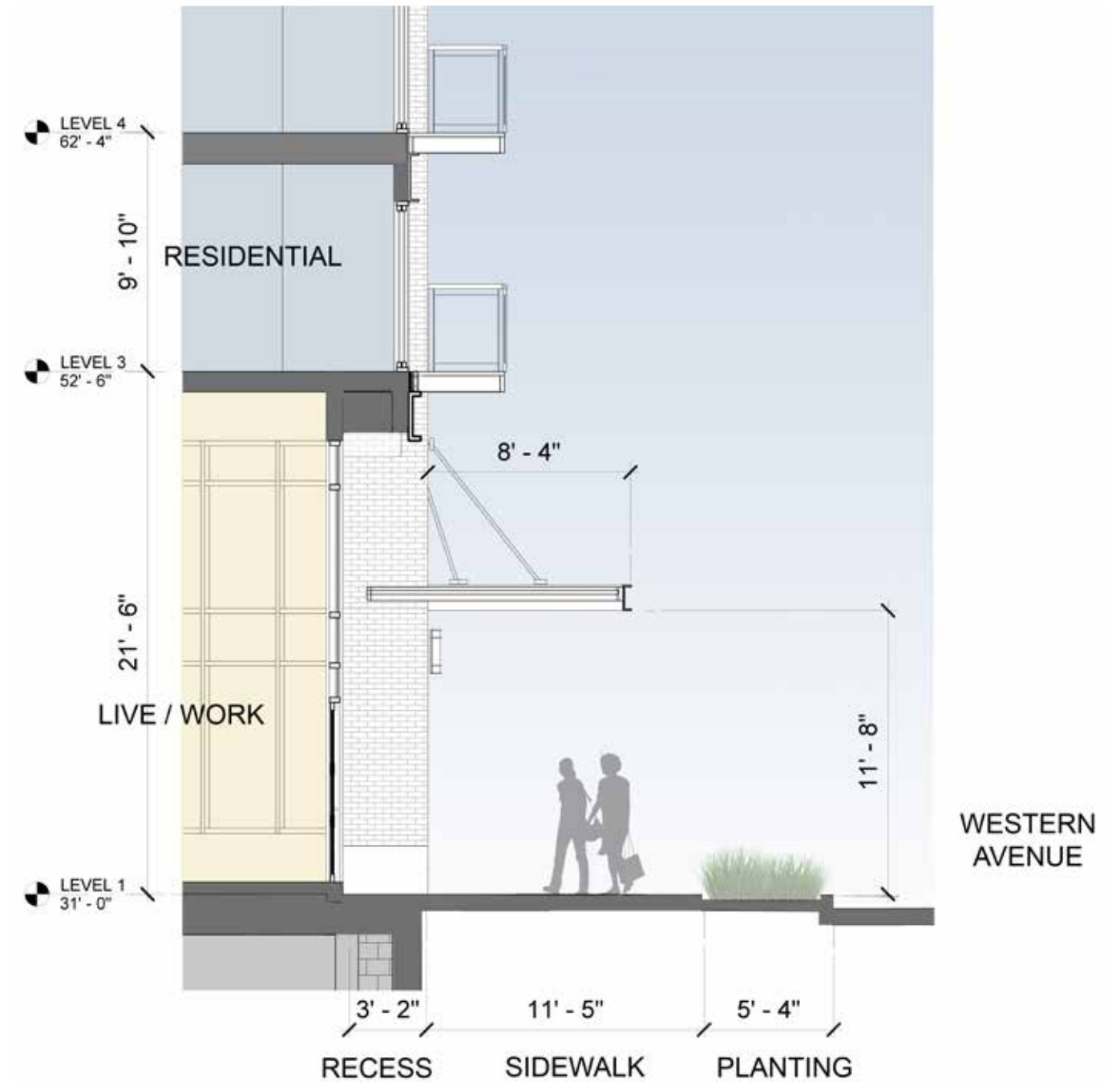
PL3-A Entries identifiable and distinctive, DC2-E Form and function balance

Response:

- The Live/Work entries are setback off the sidewalk to allow for a gracious welcoming entry
- Walkway texture is differentiated from the sidewalk to the entries
- Green planter screen separates the two corner Live/Work entries
- Abundant glazing on two facades gives visual access to the two story high commercial portion of the space
- Continuous canopy rounds the corner from one edge of the Live Work to the other providing shelter from the elements



⑩ STREETScape AT LIVE/WORK



SECTION B AT LIVE/WORK

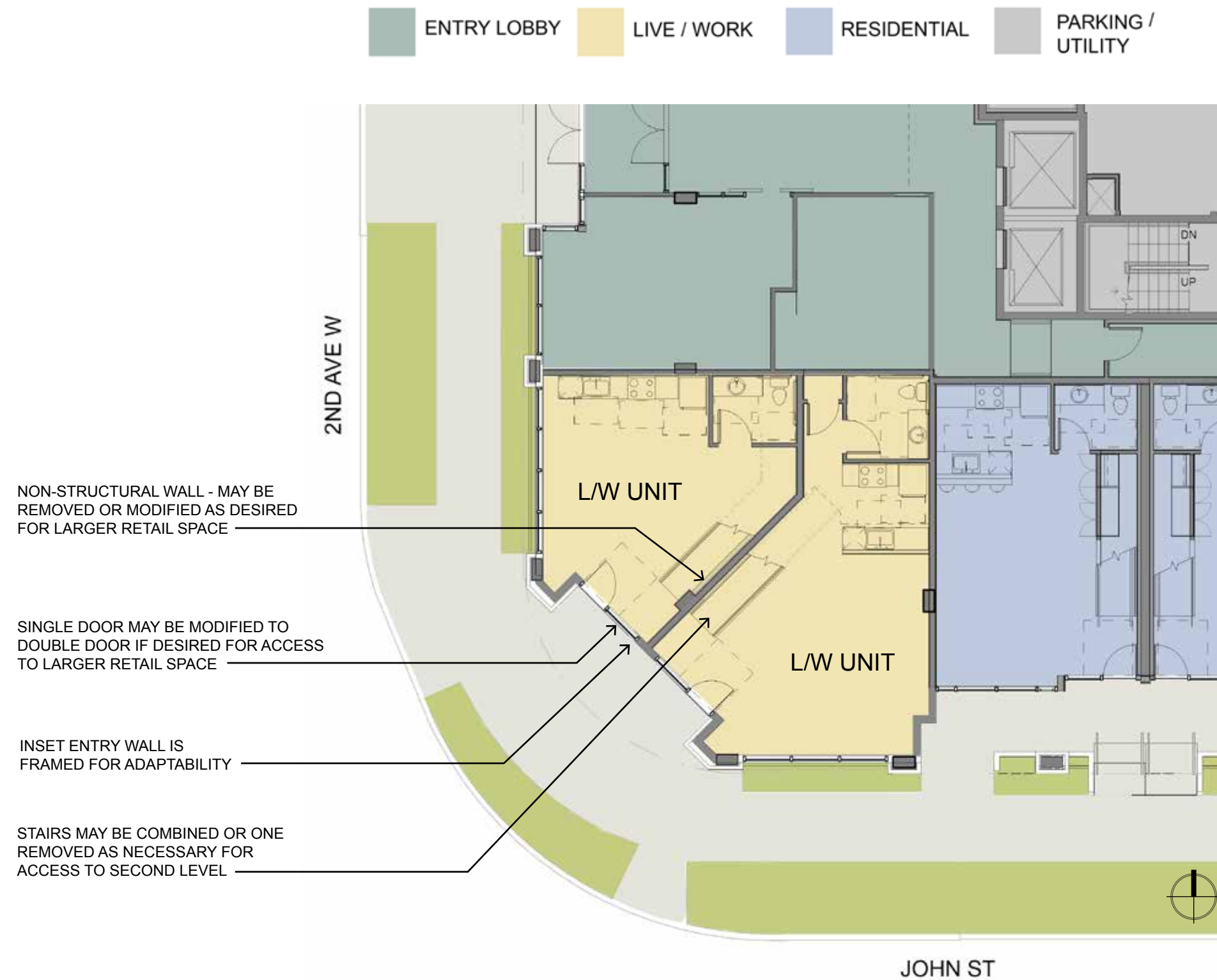
B. LIVE/WORK FUTURE USE

Provide for opportunity to combine L/W units in the future.

PL3-B-3 Buildings with L/W uses maintain active and transparent facades with adaptable floor plans

Response:

- See notes on plan for adaptability of space for future use



FLOOR PLAN AT STREET LEVEL

C. USES AT SETBACK UNITS

Clear access for tucked back units

CS2-I-i Pedestrian character contribution, PL2-II-ii defensible space with safety features, PL3-A-3 Individual entries for ground related housing in scale and detail

Response:

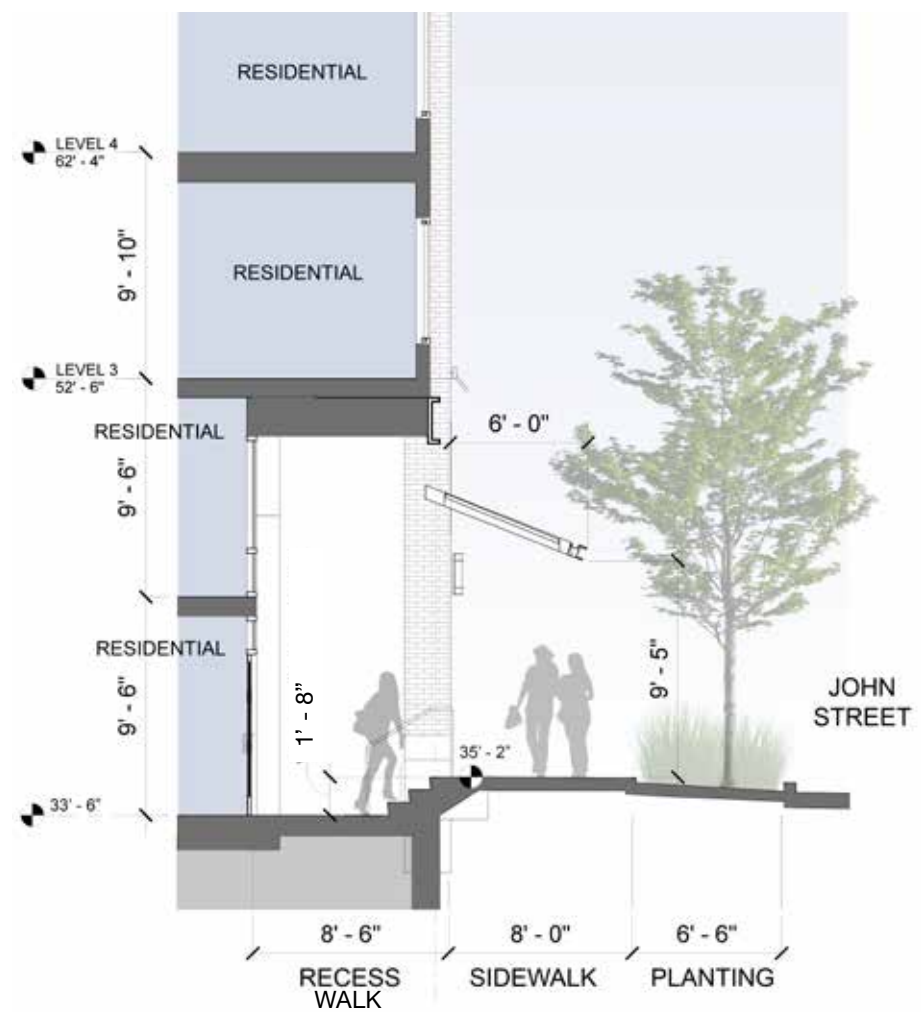
- Units have been revised from Live/Work to Townhouses
- Accessible walk provided to both units from sidewalk, activates street
- Stairs lead to units for direct access
- Planters provide privacy and separation from street
- Lighting and canopies provide shelter and safety
- Generous window area allows visual access from the units to the street
- Bedrooms located on second floor for privacy
- Residential units activate the street frontage



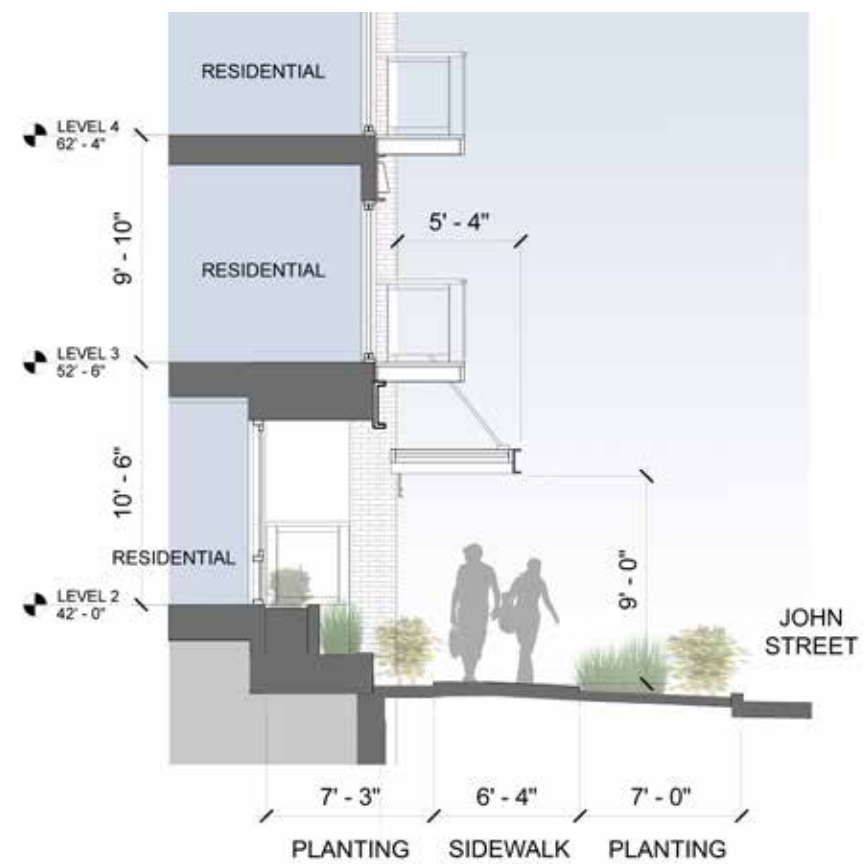
KEY TO VIEWS AND SECTIONS



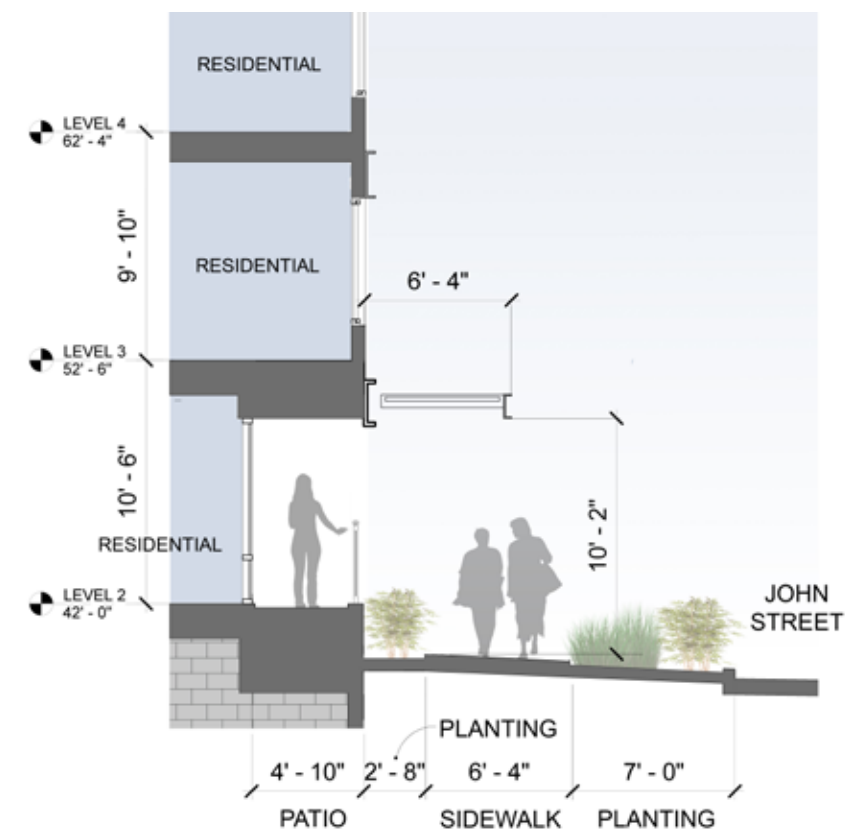
11 STREETScape AT TOWNHOME ENTRIES



SECTION C AT RESIDENTIAL



SECTION D AT PLANTER



SECTION E AT RESIDENTIAL PATIO

LANDSCAPE

A. STREET LEVEL / PRIVATE GARDEN PATIO



B. ROOFTOP PATIO



STREETSCAPE PLANTS

- S1 Blue Arrow Juniper
- S2 Elizabeth Magnolia
- S3 Gulfstream Heavenly Bamboo
- S4 Hidcote Superior English Lavender
- S5 Karley Rose Fountain Grass

PRIVATE PATIO PLANTS

- P1 Bowle's Golden Sedge
- P2 Evergreen Huckleberry
- P3 Ivory Halo Dogwood
- P4 Slender Hinoki False Cypress
- P5 Vine Maple

ALLEY PLANTS

- A1 Compact Strawberry Tree
- A2 Purpleleaf Wintercreeper
- A3 Regal Prince Oak
- A4 Veitchii Boston Ivy

ROOFTOP PLANTS

- R1 Katsura Japanese Maple
- R2 Northwind Switch Grass
- R3 Zagreb Tickseed

LANDSCAPE LEGEND

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
SMALL DECIDUOUS & EVERGREEN TREES				
	4	ACER CIRCINATUM	VINE MAPLE	8' HT.
	4	ACER PALMATUM 'KATSURA'	KATSURA JAPANESE MAPLE	6' HT.
	3	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	8' HT.
SMALL-MEDIUM DECIDUOUS TREES				
	1	MAGNOLIA ACUMINATA 'ELIZABETH'	ELIZABETH MAGNOLIA	2" CAL.
	2	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	2" CAL.
MEDIUM-LARGE DECIDUOUS TREES				
	1	MAGNOLIA DENUDATA	YULAN MAGNOLIA	2" CAL.
SHRUBS				
	14	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	30" HT.
	33	CALLUNA VULGARIS 'SPRING TORCH'	SPRING TORCH HEATHER	1 GAL.
	2	CHAMAECYPARIS OBTUSA 'FILICOIDES COMPACTA'	COMPACT FERNSPRAY HINOKI CYPRESS	4' HT.
	10	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	30" HT.
	16	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	5 GAL.
	63	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR ENGLISH LAVENDER	1 GAL.
	13	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	5' HT.
	4	MAHONIA AQUIFOLIUM	ORGEON GRAPE HOLLY	30" HT.
	12	MAHONIA REPENS	CREEPING OREGON GRAPE	1 GAL.
	58	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	24" HT.
	8	SYMPHORICARPOS ALBUS	SNOWBERRY	24" HT.
	19	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	30" HT.
ORNAMENTAL GRASSES				
	30	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	1 GAL.
	10	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	1 GAL.
	35	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	5 GAL.
	95	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY'	BURGUNDY BUNNY FOUNTAIN GRASS	1 GAL.
	53	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE ORIENTAL FOUNTAIN GRASS	5 GAL.
GROUNDCOVERS & VINES				
	198	AJUGA REPTANS 'BRONZE BEAUTY'	BRONZE BEAUTY CARPET BUGLE	4" POT
	160	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB TICKSEED	1 GAL.
	105	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	4" POT
	49	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S VARIETY HARDY GERANIUM	4" POT
	536	LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREEPING JENNY	4" POT
	9	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	VEITCHII BOSTON IVY	1 GAL.

VEHICULAR ACCESS

A. COMPLIMENTS 2ND AVENUE

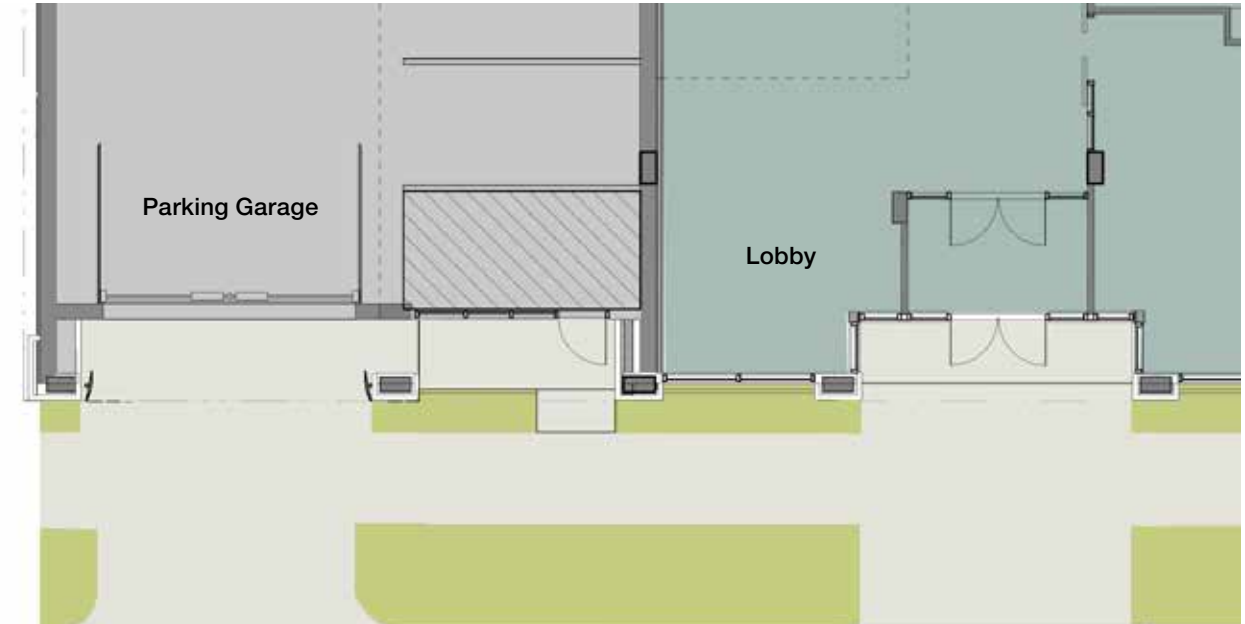
Access supported from 2nd Ave due to topographic difficulty at alley, then remove “blank” wall from W John, DC1-V visual impact from parking structure, DC2-A Massing, DC2-B Architectural and façade composition, DC2-C Secondary architectural features

Response:

- Door type and material selected reduces impact of garage door in façade
- Second level storefront extended over garage door activated with fitness room
- Location of door fits in façade composition – no blank walls



KEY TO PARTIAL PLAN AND ELEVATION



PARTIAL L1 FLOOR PLAN OF NORTHWEST CORNER



⑫ PARTIAL ELEVATION



PARTIAL L2 FLOOR PLAN OF SOUTHEAST CORNER



⑬ RESIDENTIAL FLAT ABOVE STREET



⑭ ALLEY VIEW

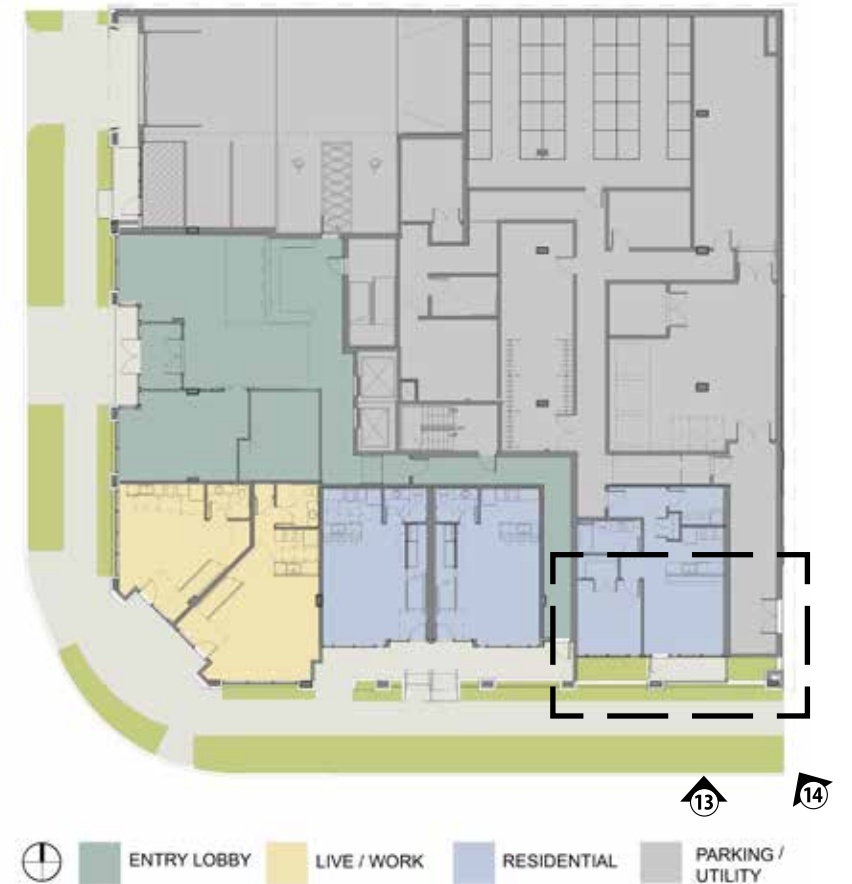
B. USES ON WEST JOHN

Given vehicle access off 2nd provide a different use on W. John

Unit or visible bike storage room, DC1-V reduce visual impacts of parking structures, DC2-A Massing, DC2-B Architectural and façade composition, DC2-C secondary architectural features

Response:

- A Living Unit has replaced the bike storage area and is stepped back from the sidewalk
- Trash storage has been moved further off the street toward the back of the building
- Landscape planters step up from the sidewalk to the dwelling unit to provide separation and privacy
- Patio off the living room provides an active area between the unit and the street



KEY TO PARTIAL PLAN AND ELEVATION

PEDESTRIAN CONNECTION

A. PRIVATE PATIO AND RELATIONSHIP TO ADJACENT CONTEXT

Recommend the patio area enhance the alley pedestrian environment PL2-II-ii Defensible space safety features, PL3-B-1 Security and Privacy with buffer or semi-private space, DC1-VI Treatment of alleys activation

Explore a pedestrian connection between the alley and the patio

PL2-II-ii Defensible space safety features, PL3-B-1 Security and Privacy with buffer or semi-private space, DC1-VI Treatment of alleys activation



Response:

- Due to steep nature of topography the only viable connection to alley is a visible one
- The patio planters are stepped to bring the plants up closer to the alley level, enhancing the alley view
- Trees and other plant materials will be used to provide a green, lush buffer to the private balconies and patios
- Safety railing with maximum visual openings allowed will be used to reveal plantings
- Enhanced plantings will follow the stairs down to W. John to further soften the stair transition from alley to street

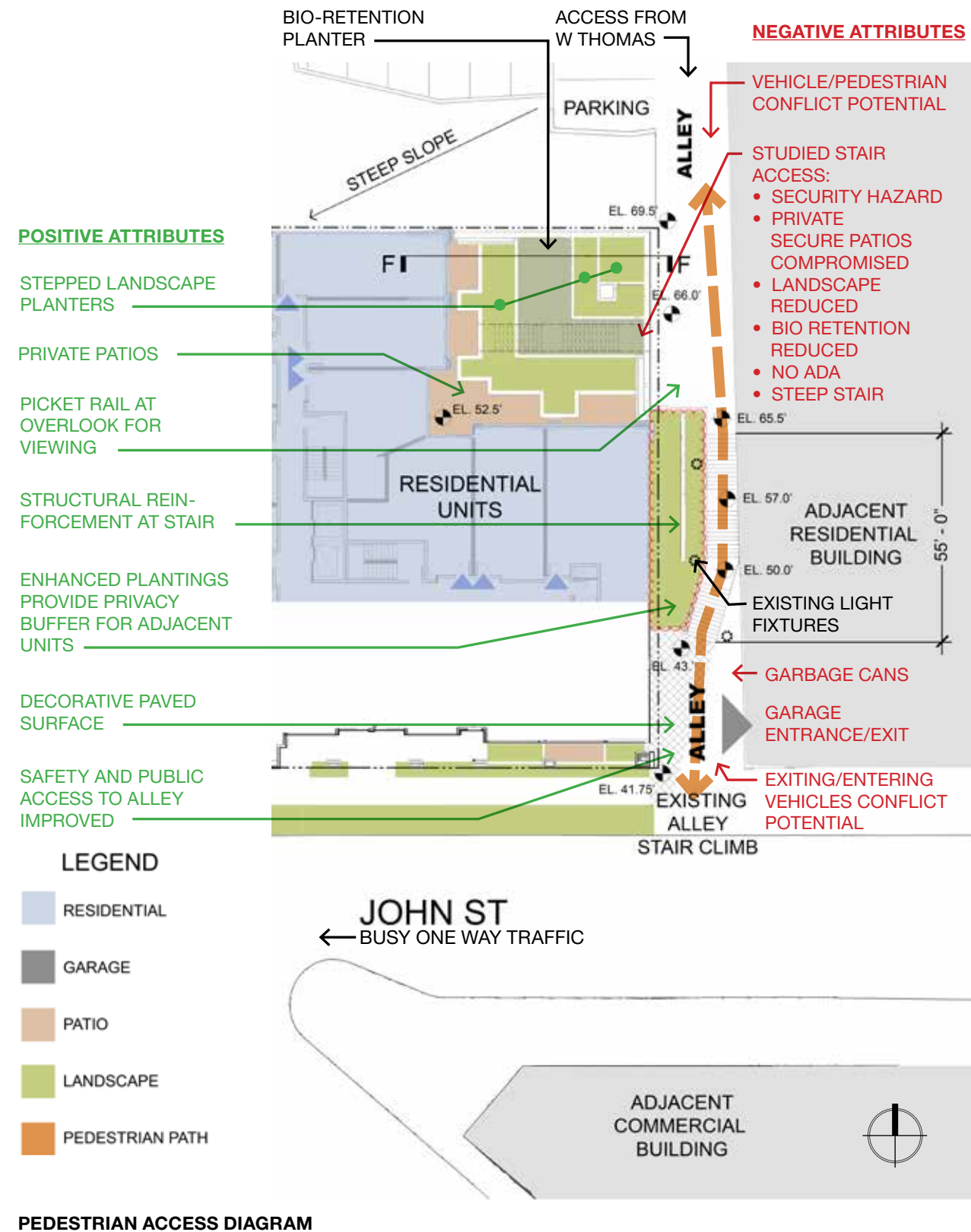
APPROXIMATE LEVEL OF PRIVATE PATIOS



15 EXISTING ALLEY CONDITION



SECTION F AT PRIVATE PATIO



16 VIEW ONTO PRIVATE PATIO FROM ALLEY

- Bio-Retention planter and landscape area severely limited if stair mass added
- Privacy and security of private patios and balconies compromised if of public stair from alley provided – (PL3-B-I)
- Residential units are accessed from within the building, rear patios are tenant's private outdoor space – (PL3-B-I)
- Landscape buffer provides a transition from the public alley to the private patios – (PL3-B-I)
- Development improvements enhance and activate pedestrian experience while using alley stair – (DC1-VI)



17 ALLEY VIEW



18 VIEW OF PRIVATE PATIO FROM ALLEY

BLANK WALL

A. NORTH FAÇADE

Design direction and façade treatment for North blank wall

CS2-D-5 Respect for adjacent sites minimizes disruption of private areas of adjacent buildings, DC1-II Blank walls alternative wall treatment to landscaping.

Response:

- North wall continues the pattern of building materials around from the other facades
- Play of lights and darks give interest and reduces the scale of the wall



19 NORTH ELEVATION

Left Blank Intentionally

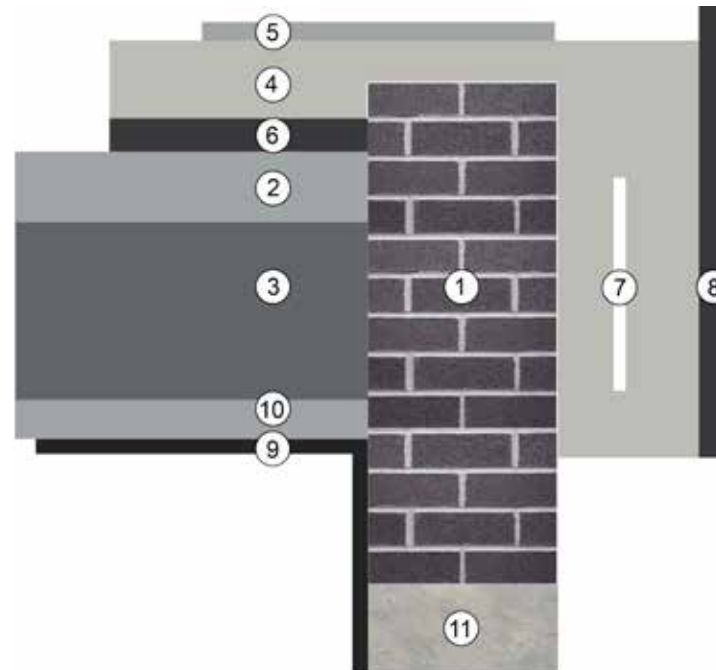
MATERIALS

A. RENDERED ELEVATIONS

Durability and detailing of the materials DC2-I-iii Uptown Urban Character Area quality urban infill and distinct residential and commercial components, DC4-A-1 Exterior finish materials, texture, pattern, high quality materials

Response:

- Dark colored brick columns give texture and a sense of permanence to the façade, sharing the material language of other light industrial buildings in the neighborhood.
- Simple windows and smooth siding infill the verticals and horizontals of the structure to reinforce the warehouse loft expression
- Colored steel and glass balconies provide rhythm and texture to the facade
- Horizontal band at floor line emphasize warehouse bays



- ① Face brick, color: Mutual Materials Ebony Mission
- ② Metal flashing and fiber cement panel siding, color: SW 7073 "Network Gray"
- ③ Fiber cement panel siding, color: SW 7075 "Web Gray"
- ④ Fiber cement panel siding, color: SW 7065 "Argos"
- ⑤ Expanded metal sunshade, color: SW 7073 "Network Gray"
- ⑥ Metal balcony and railing, color: SW 6994 "Greenblack" rail panel: clear glass
- ⑦ Vinyl window and door frames, color: white
- ⑧ Metal fin and canopy, color: SW 6994 "Greenblack"
- ⑨ Anodized aluminum storefront frame, color: black
- ⑩ Metal canopy, color: SW 7073 "Network Gray"
- ⑪ Concrete, color: natural



②① WEST ELEVATION

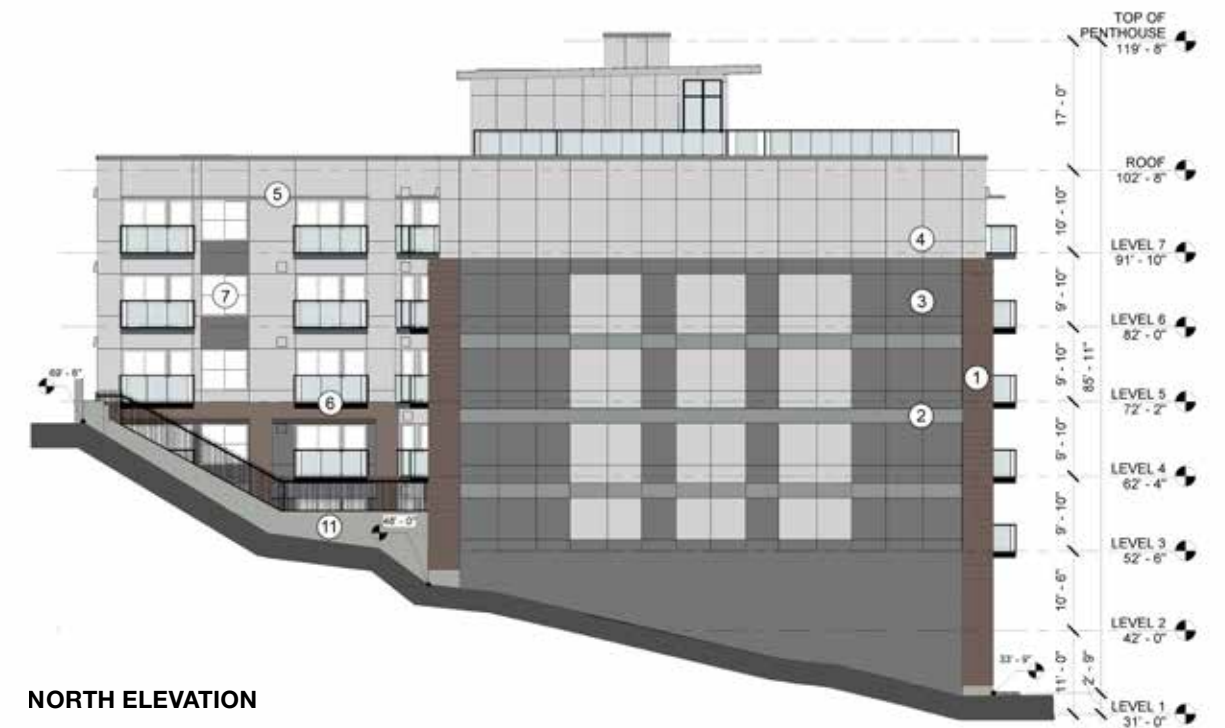


②① SOUTH ELEVATION

B. ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



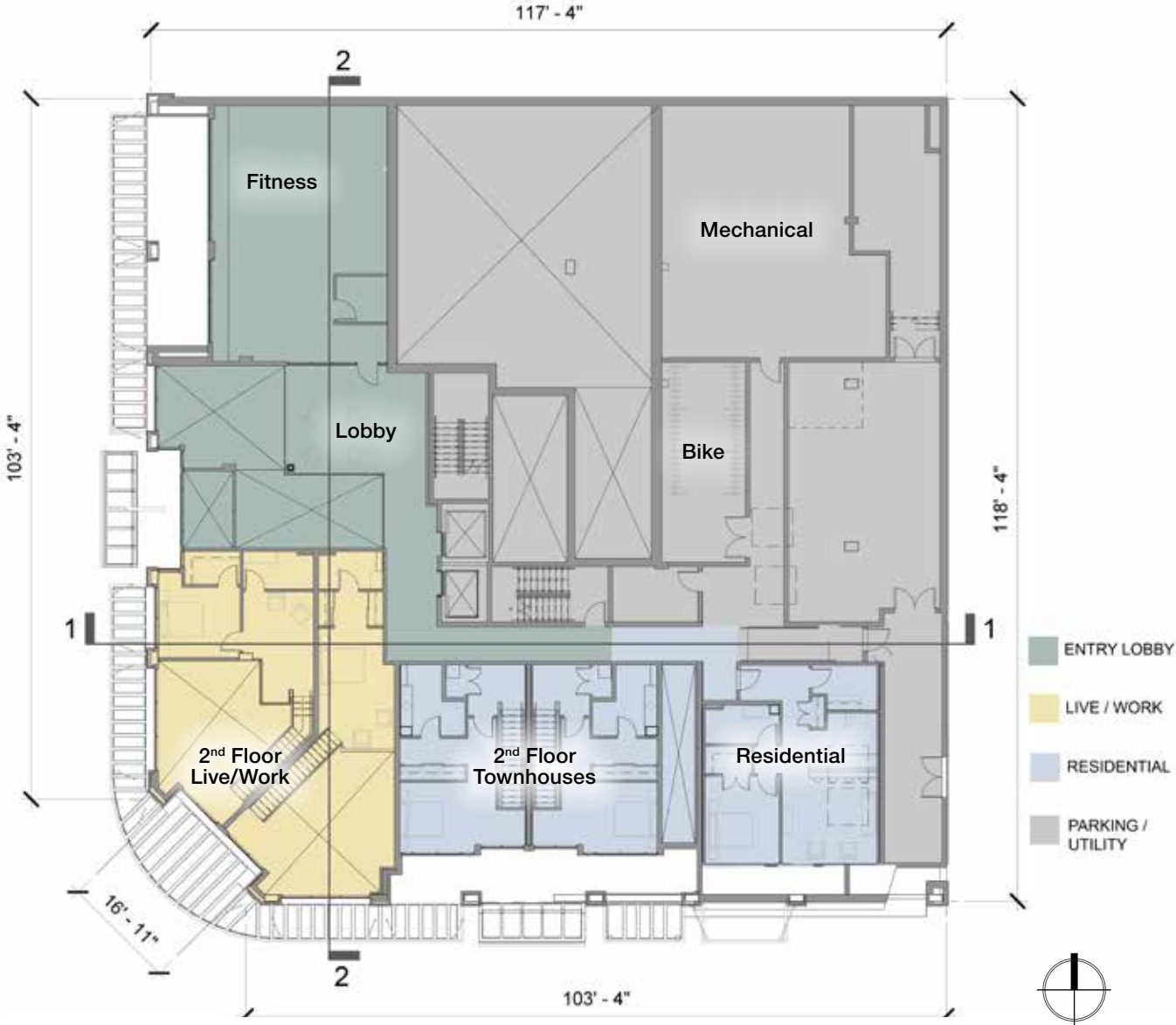
WEST ELEVATION

FLOOR PLANS

A. LEVEL 1 AND LEVEL 2

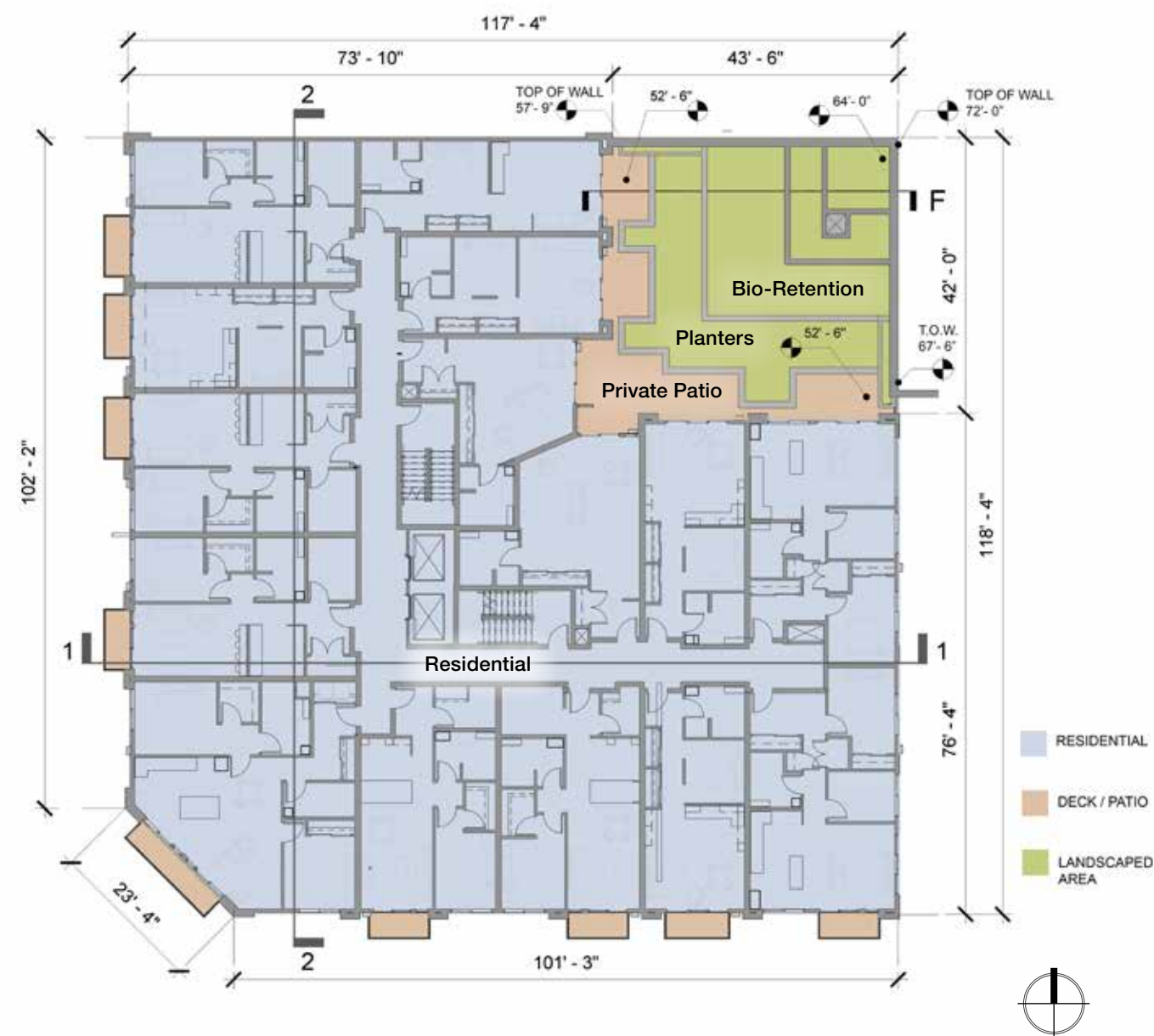


FLOOR PLAN LEVEL 1

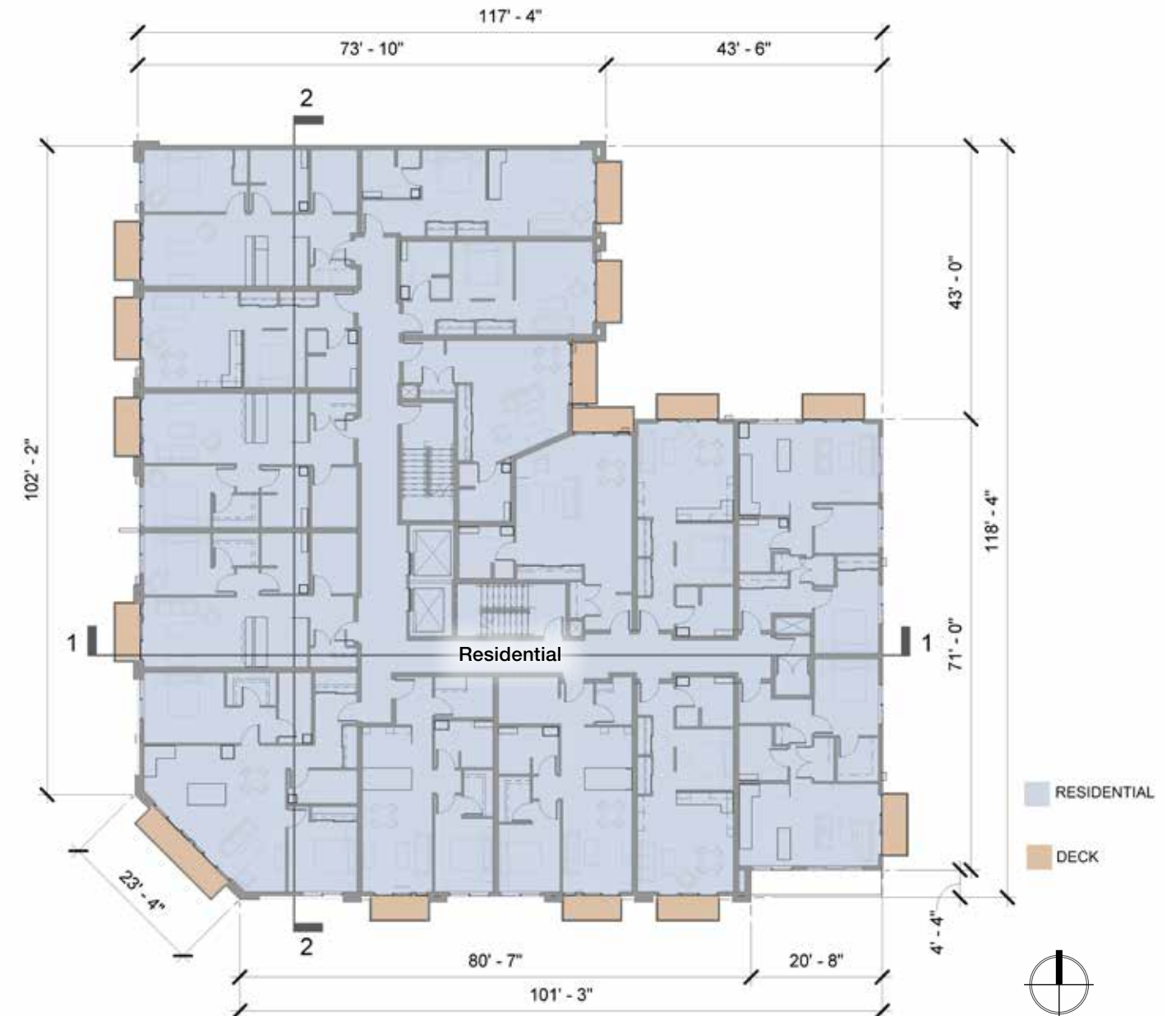


FLOOR PLAN LEVEL 2

B. LEVELS 3-4 AND LEVELS 5-7



FLOOR PLAN LEVEL 1

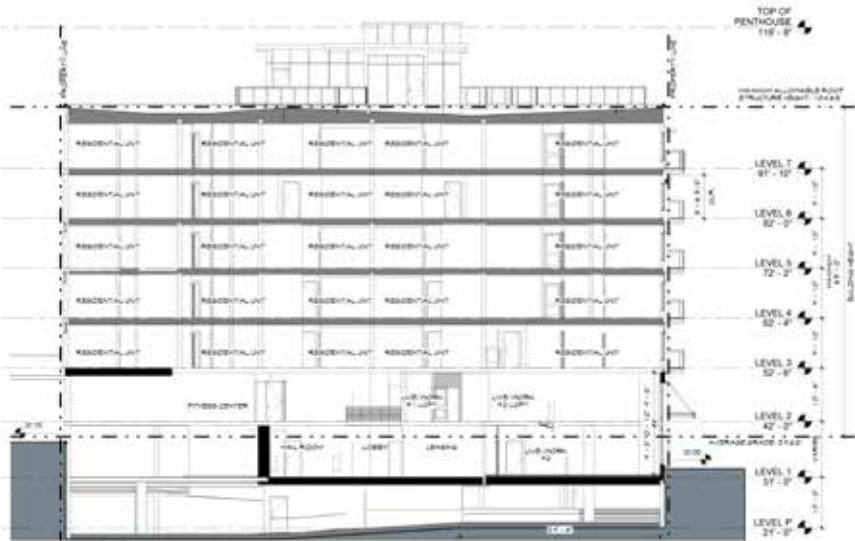


FLOOR PLAN LEVEL 2

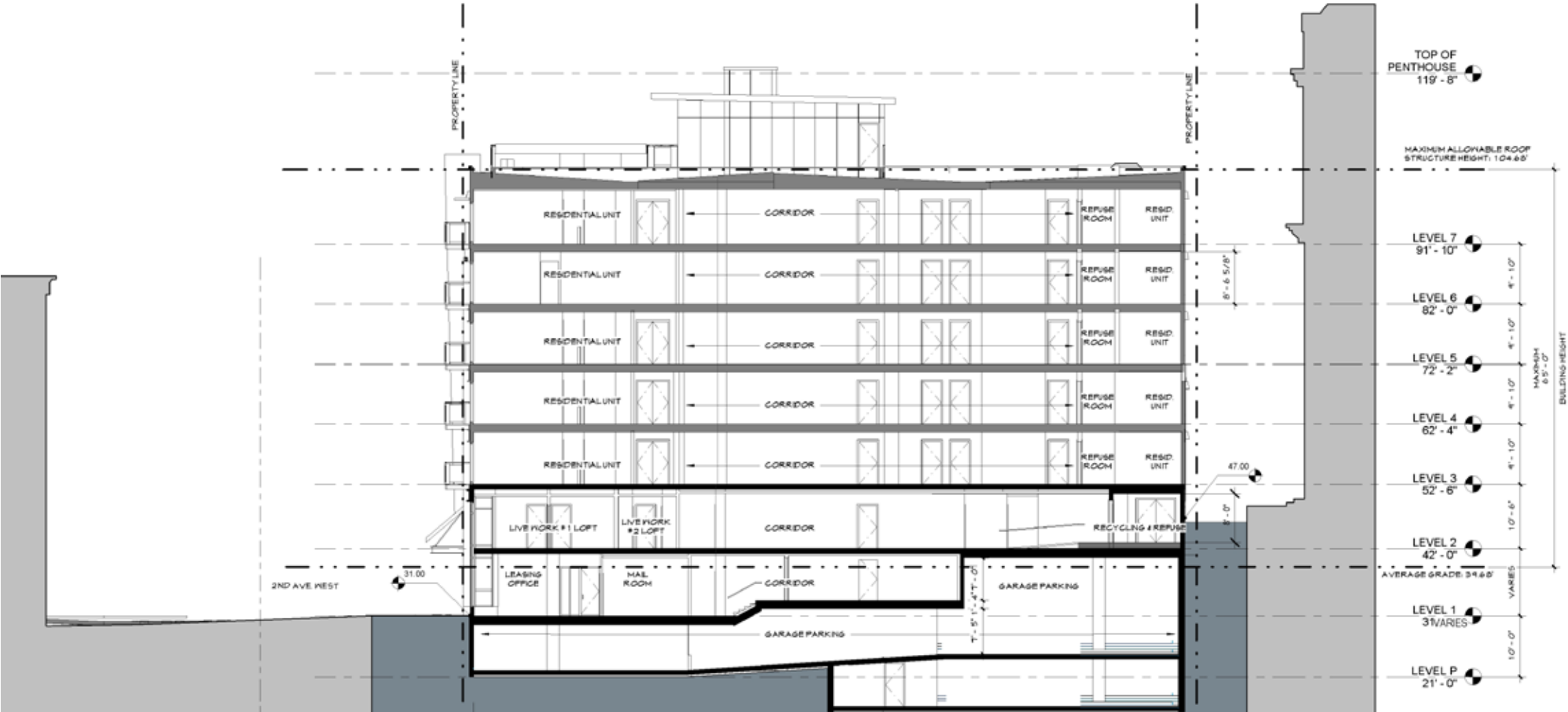
BUILDING SECTIONS



KEY TO SECTIONS



NORTH/SOUTH BUILDING SECTION 2



EAST/WEST BUILDING SECTION 1

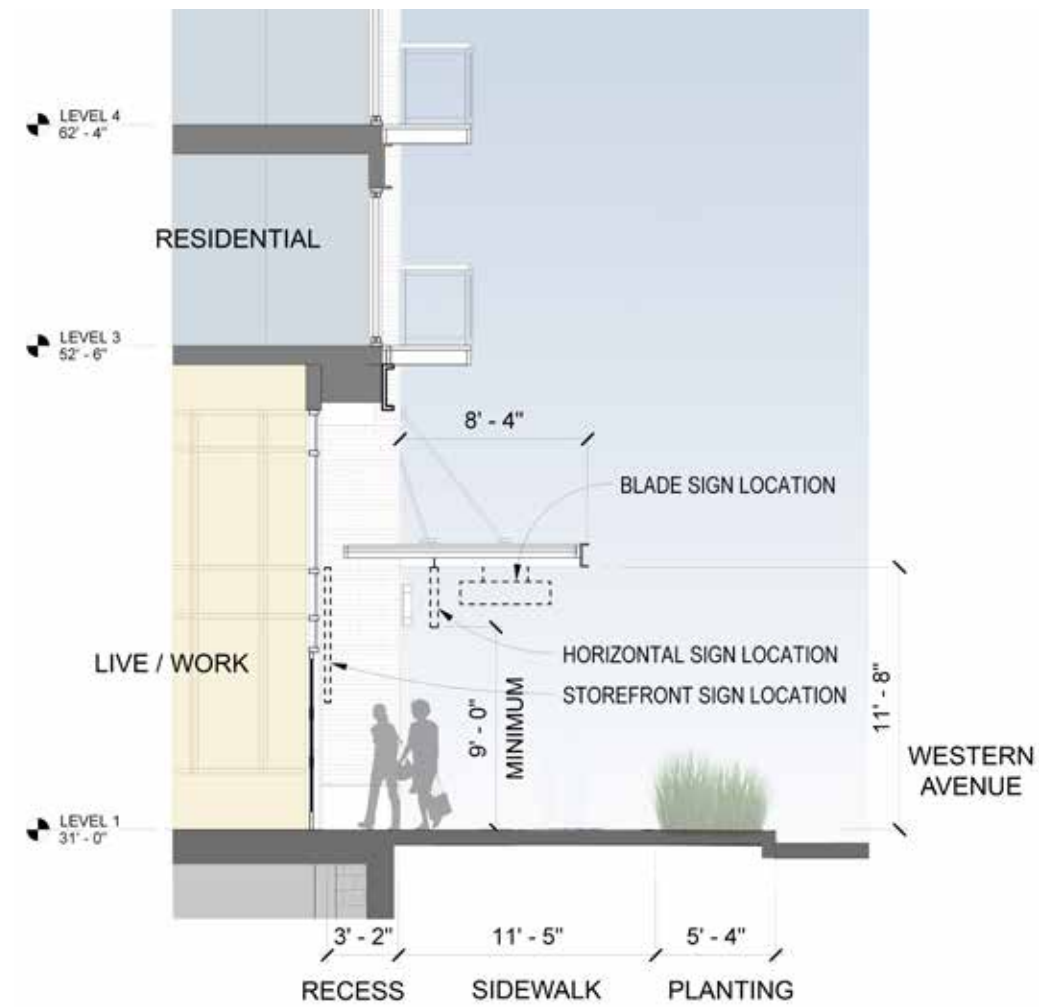
SIGNAGE



EXAMPLE OF BLADE SIGNS



PROPOSED BUILDING SIGN



SECTION - SIGNAGE



WEST SIGNAGE



SOUTHWEST SIGNAGE

LIGHTING

A. STREET LEVEL



TYPICAL WALL SCONCE



TYPICAL DOWNLIGHT



LIGHTING PLAN AT STREET LEVEL



BUILDING LIGHTING - VIEW FROM SOUTHWEST CORNER

B. ALLEY



ALLEY LIGHTING



PLANTER UPLIGHT



EXTERIOR STEP
PATHWAY LIGHTING



TYPICAL WALL SCONCE



ALLEY & PRIVATE PATIO LIGHTING

DEPARTURES

A. THREE REQUESTED

1. Code Requirement -
23.47A.032 - Parking location and access, 1. NC zones, a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.

Departure Request -
Allow parking garage access from 2nd Ave W instead of alley

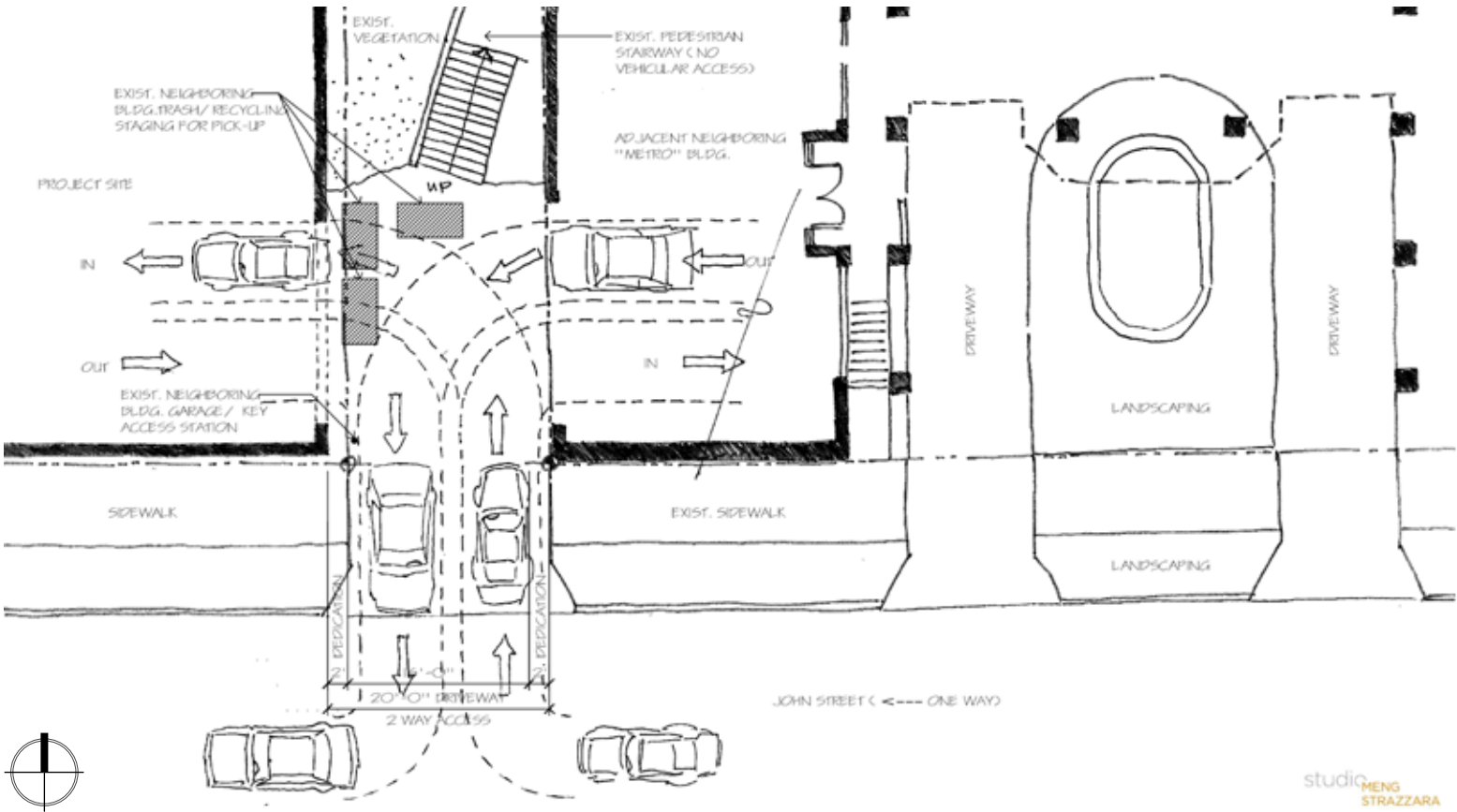
Explanation for Departure -
23.47A.032 – Parking location and access

D. Exceptions to parking location and access requirements.

1. Access to off-street parking may be from a street if, due to the relationship of an alley to the street system, use of the alley for parking access would create a significant safety hazard as determined by the Director.

See Diagram:

As shown in the diagram, the shortened (+-24' depth) alley, limits the garage entry locations. Currently, the alley is used by the multi-family residence to the east for entering and exiting their garage as well as garbage can staging. All tenant traffic for both multifamily buildings would have to thread through each other to turn into and out of the respective buildings onto the street, as the alley is only 18' wide. The garage entrance on 2nd Ave is placed at the north end of the building away from the street corner. The entrance fits well into the building massing and street façade of 2nd continuing the flow and look of the ground floor storefront windows.



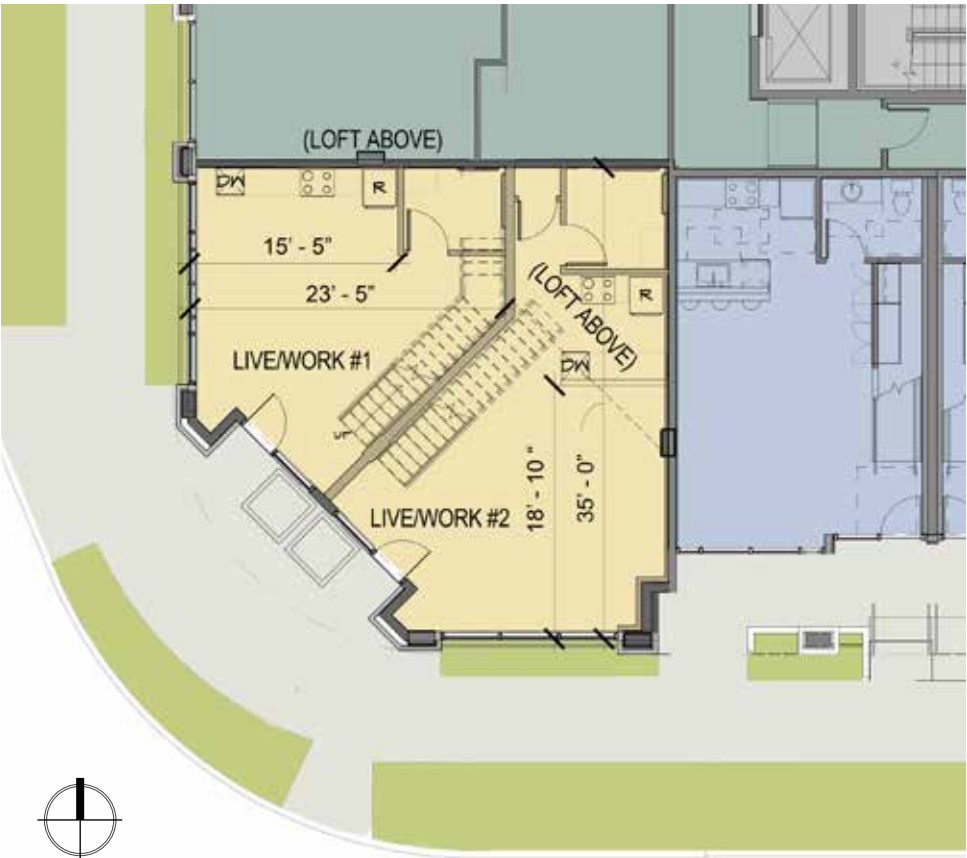
VEHICLE ACCESS DIAGRAM ON ALLEY

Image from 4/24/2015 EDG packet page A32 prepared by Studio Meng Strazzara

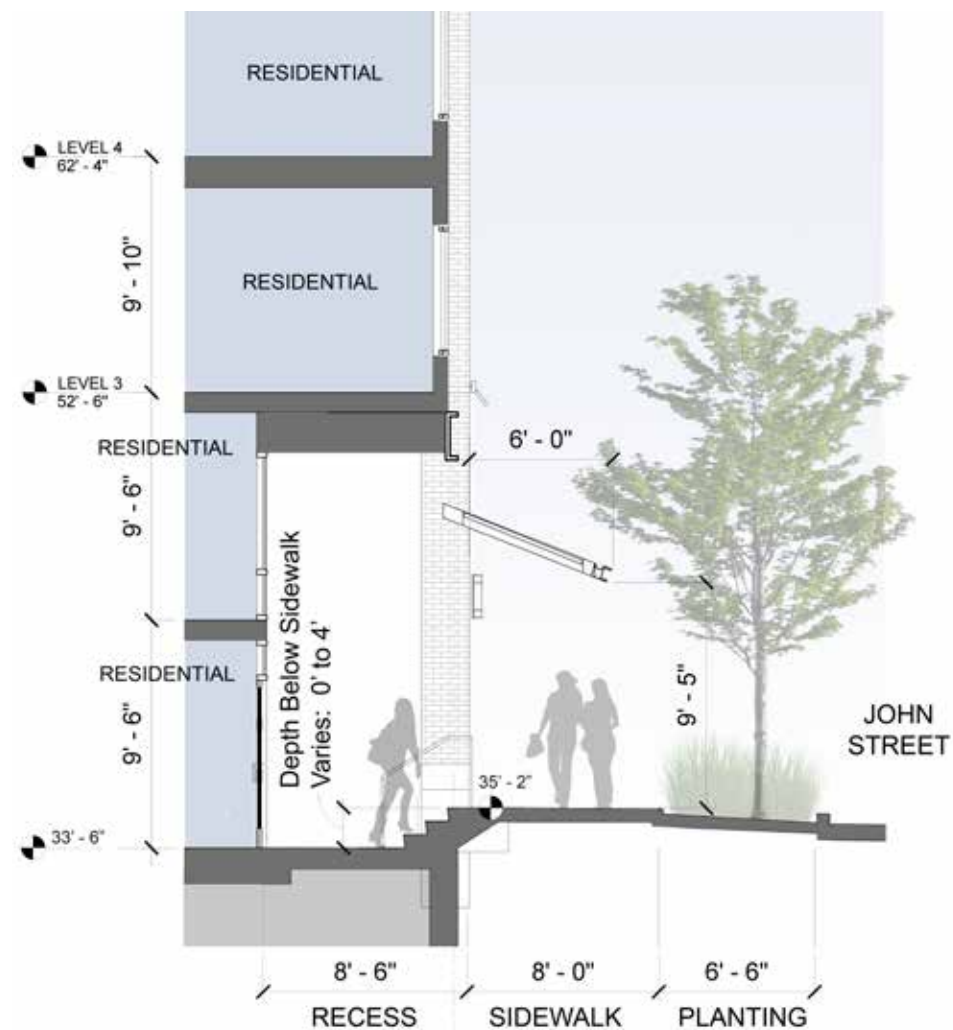
2. Code Requirement –
23.47A.008 Street Level Dev. Std. - B. Non-residential street-level requirements - 3. Depth provisions for new structures or new additions to existing structures, Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade.

Departure Request –
Allow the average depth of the Live Work units to be 29.3 feet.

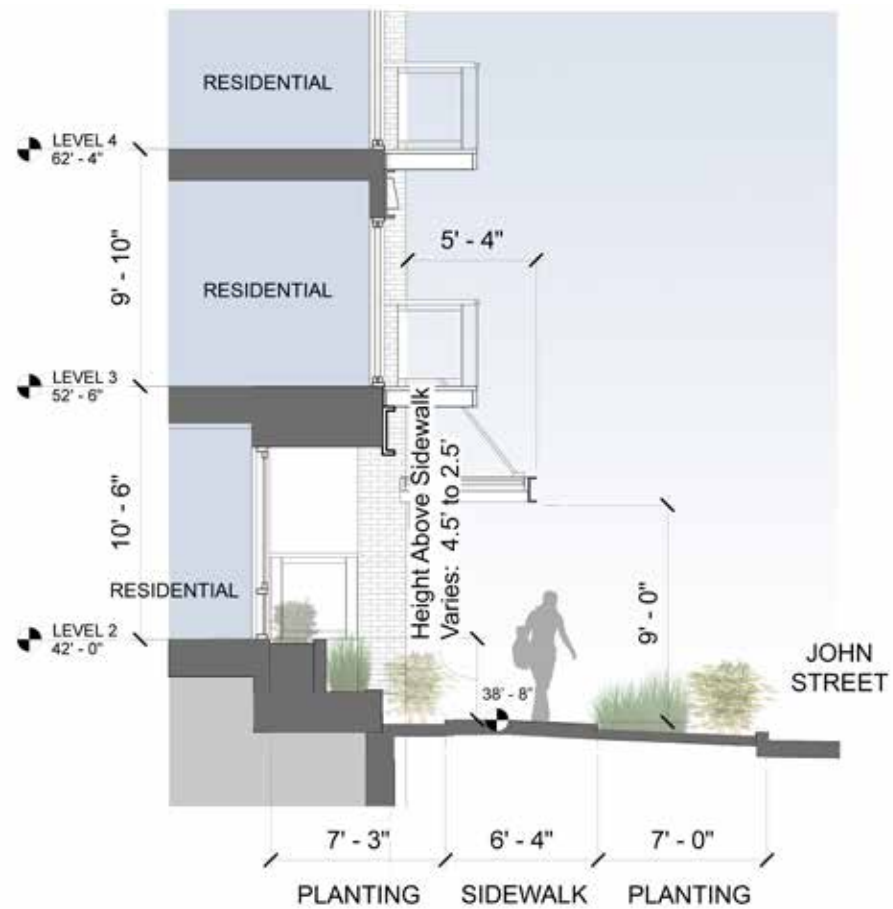
Explanation for Departure -
The Uptown Supplemental Guidance, CS2-III-i, and ii, encourages corner entrances, promotion of activity and special features on the corner. See Floor Plan:
Given the visibility of the corner and the desired prominence of the Live Work it seemed logical to place them in that specific location thereby activating the most visible portion of the street and building frontage. However, due to the layout of the building circulation they are unable to meet the depth requirement. The work portion of the units meets or exceeds the 15' depth and min. 13' height requirement. The double story "work" space is almost 20' in height. The construction allows for future use to combine the spaces into a single retail space, if desired.



LIVE/WORK FLOOR PLAN LEVEL 1



SECTION C AT RESIDENTIAL



SECTION D AT PLANTER



KEY TO SECTIONS

3. Code Requirement –
 23.47A.008 Street Level Dev. Std., D. Where residential uses are located along a street-level street-facing façade the following requirements apply: 2. The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Departure Request –
 Allow the (2) townhouse units on level 1 and the residential unit on Level 2 facing W. John to be an average of 8'-0" back from the property line. They are currently separated from the street with planters and planting strips. In front of the townhouses, the sidewalk rises from the "at grade" ADA entrance to 4' above grade at the east end of the units. (The average below grade height is 2') The residential unit sits 4.5' above grade at the west end and is 2.5' above grade at the east end. (The average above grade height is 3.5')

Explanation for Departure –
 Uptown Supplemental Guidance CS2-I-i: New developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character. The setback units are not so far off the "street" as to be inaccessible to the pedestrian atmosphere, thereby activating that portion of the building facade and sidewalk. At the same time, the planting areas buffer the transition from the public realm to the semi-private and private realms.

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